



OFFICE SPACE FOR LEASE

13,593 square feet remaining



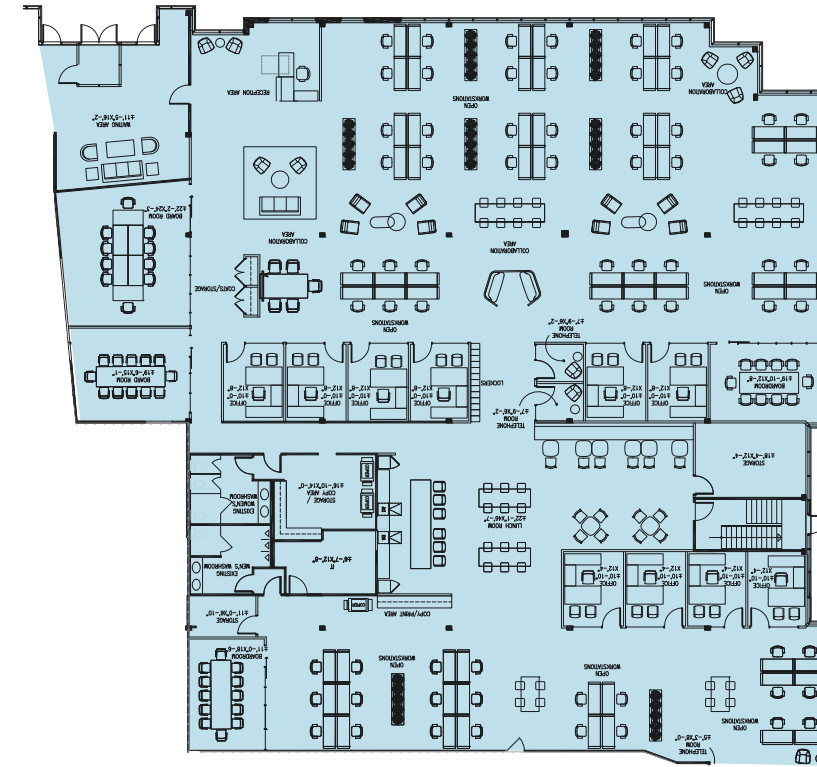
3301 LANGSTAFF ROAD VAUGHAN, ONTARIO

Well located, Vaughan Office Opportunity

3301 Langstaff Road is a well located, ground floor office space opportunity in a prime Vaughan location. Located just south of Vaughan Mills, 3301 Langstaff offers incredible access to the amenities in the immediate area and one turn proximity to Highway 400.



Conceptual Layout - Unit 102: 13,593 square feet



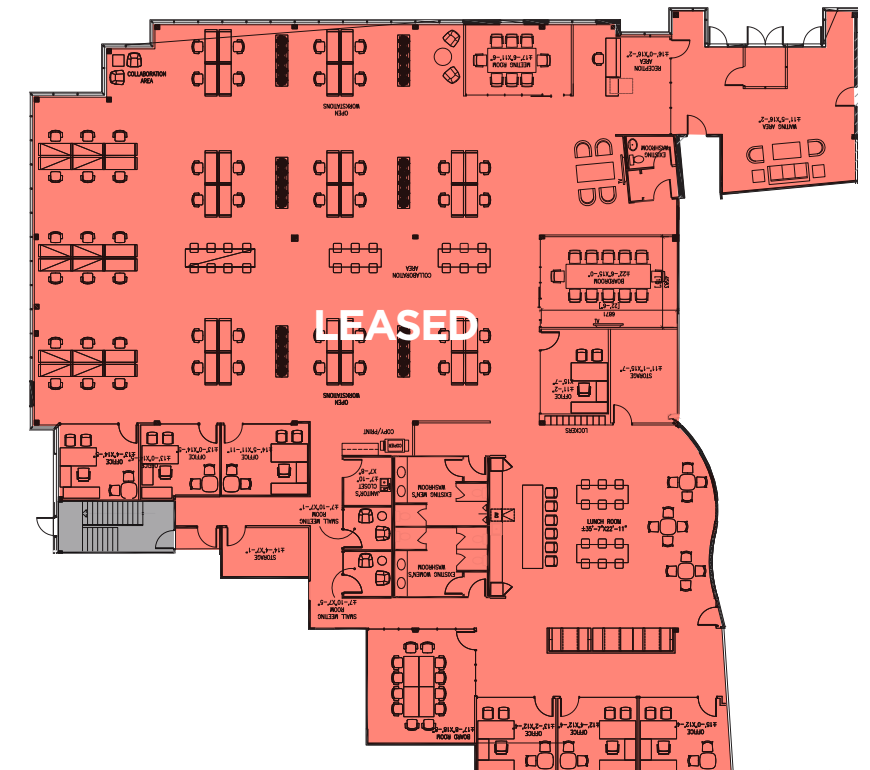
Building Highlights

- Availabilities:** ~~Unit 101 11,478 sf. LEASED~~
Unit 102 13,593 sf.
- Net Rent:** \$18.50 psf.
- Additional Rent:** \$14.00 psf.
- Parking Ratio** 4 per 1,000 sf.

Property Description

- Ground floor office space
- Currently built out with boardrooms, private offices and open area
- Building signage opportunity
- Well located building with easy access to Highway 400
- Countless area amenities at Vaughan Mills, just a short drive away
- Speak to listings agents about divisibility

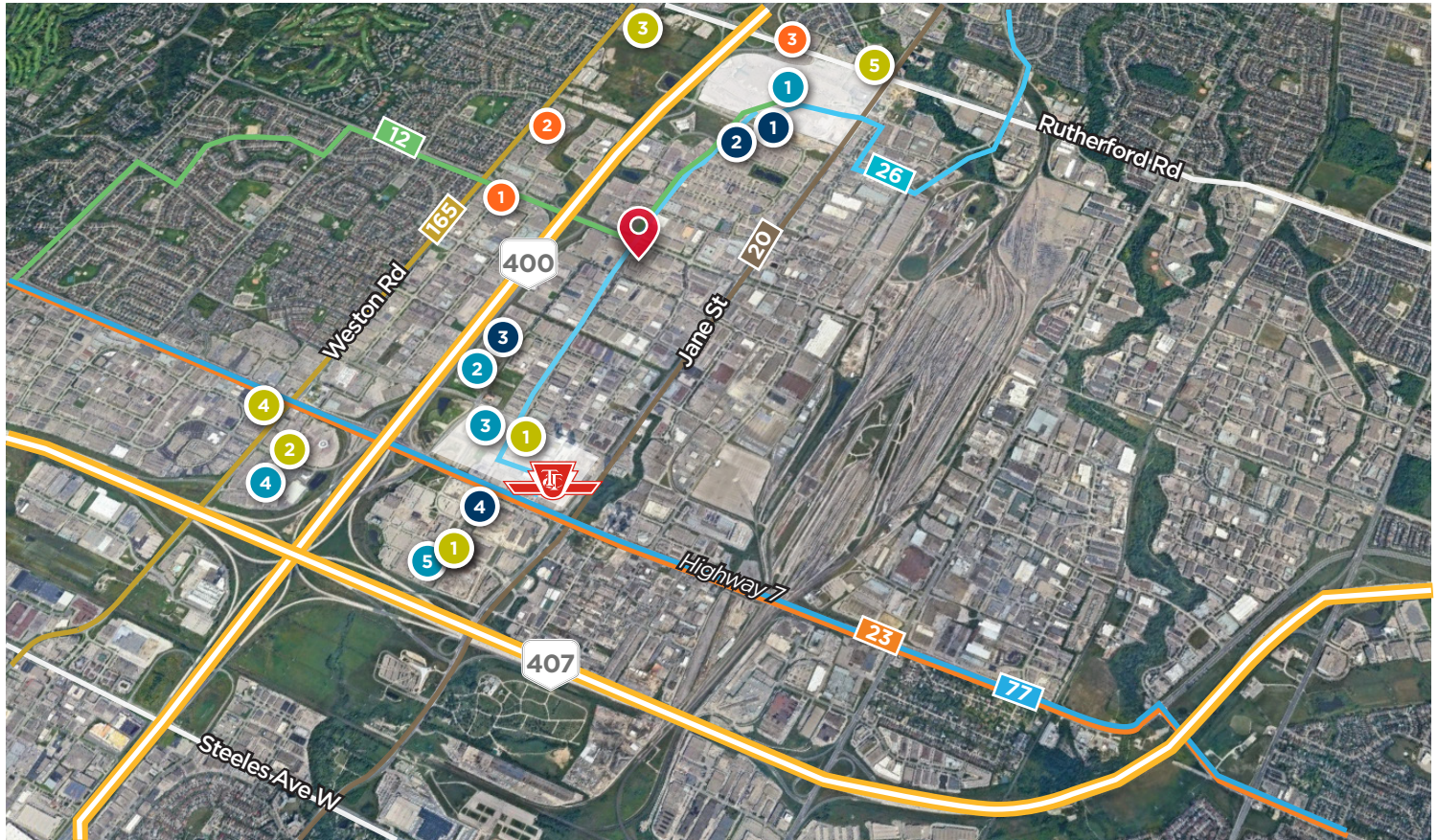
Conceptual Layout - Unit 101: LEASED



- Available
- Common Area
- Leased



Amenities Map



RESTAURANTS

1. St.Louis Bar & Grill
2. Earl's
3. Harveys
4. Freshii
5. Mcdonald's

RETAIL

1. Vaughan Mills
2. Walmart Supercentre
3. Lowe's
4. RioCan Colossus Centre
5. Ikea Vaughan

HOTEL

1. Aloft Vaughan Mills
2. Novotel Hotel
3. Springhill Suite by Marriott
4. Hilton Garden Inn

GYM

1. Fit 4 Less
2. Anytime Fitness
3. 9Round Fitness

LEGEND | TRANSIT



Vaughan
Metropolitan Centre

- 12** Pine Valley
- 26** Maple
- 23** Thornhill Woods
- 77** Highway 7

- 165** Weston
- 20** Jane



Subject Property

FOR MORE INFORMATION

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals. *Sales Representative



Lennard

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Vaughan, Ontario

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